

High-rise to go up downtown

JOHN GILLIE; The News Tribune
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An artist's rendering of Jay Heights Condominiums shows the 18-story tower that will be built on the north side of downtown Tacoma starting this summer.

Construction will begin in midsummer on the tallest high-rise built in Tacoma in more than two decades.

The 18-story commercial and residential tower at Sixth and St. Helens avenues on the north side of downtown Tacoma will be the tallest building built in Tacoma since the Tacoma Financial Center rose in downtown in 1983.

The \$25 million building to be called Jay Heights – named for one of the developer's children – will be 207 feet tall from its residential lobby level on Court C. The 275,000-square-foot structure will include 99 residential condominium units ranging from 635 square feet to penthouses of 2,228 square feet. Prices for the units will start in the mid-\$200,000s, said Peter Ansara, spokesman for Tacoma-based Prium Cos., the building's developer.

"We're still studying how we're going to price the units," said Ansara. "We've got about 18 months before the building will be done, so we have plenty of time to consider that."

The high-rise will also include some 11,000 square feet of commercial space and eight floors of parking – two dedicated to serve the commercial space on St. Helens Avenue and six floors to serve the condos. The commercial and residential garages will have separate entrances, Ansara said.

The building's developers are talking with grocers about locating a grocery store in the commercial building's St. Helens level. The Sixth and St. Helens intersection is an axis for housing construction in the near-downtown area.

Prium is already building another high-rise condo just up the hill on Sixth and Fawcett. The 26-unit Triangle Townhomes built by Catapult Development occupy a block adjacent to the Jay Heights site. And two newly restored buildings, the Vintage Y and the Bridge Condominiums, are less than a block away.

The Roberson, a condominium building, is under construction next to the Vintage Y, and the Art Lofts on Market are planned for the parking lot between the Y and the Bridge.

North of the Jay Heights site, several major condominium projects are under construction.

A downtown-area grocery store has been prominent on the want lists of the dozen developers in the downtown area.

The concrete-and-metal framed Jay Heights will feature decks on most units as well as larger common green areas at several levels, said Troy Spurlock, construction president for Prium.

Most of the units will offer buyers the choice of finishes, including granite or marble countertops; stone, tile or wood floors; and appliances.

The top four floors of the residential units will be air-conditioned. Air-conditioning will be optional on other floors.

Prium, founded by Tacomans Tom Price and Hyun Um in 1994, is building two other residential units in Tacoma – Hanna Heights, a 35-unit project at Sixth and Fawcett, and Chelsea Heights, a 78-unit project on the site of a former service station at Sixth Avenue and J Street.

John Gillie: 253-597-8863
john.gillie@thenewstribune

Tacoma's Tallest Buildings

Building	Stories	Height	Completed
Wells Fargo Plaza	25	338 ft.	1970
Sheraton Tacoma Hotel	26	278 ft.	1982
Park Towers	15	240 ft.	n/a
Tacoma Financial Center	17	230 ft.	1983
Key Bank Center	17	213 ft.	1911
Washington Building	17	210 ft.	1928
Tacoma Municipal Building	17	209 ft.	1930
Jay Heights	18	207 ft.	2007